**HEATH TOWNSHIP PLANNING COMMISSION**

**August 16, 2018**

The Heath Township Planning Commission met on Thursday, August 16 at 7:00 p.m. in the Heath Township Hall.

Members Present: Don Wickstra, Chairman

 Hilda Boerman

 Mike Phillips

 Michael Stork

 Randy Poll

Also present was planner Gregory Ransford.

The minutes from the June 21 meeting were amended to read Dave Tidd of ABI Inspectors, instead of Carl Tidd and were then approved on the motion of Phillips supported by Stork and unanimously approved.

**ITEM 1**

Application from Preferred Developments to rezone a parcel at 3064 Lincoln Road form R-1, Rural Estates, to C-1, General Business District. The parcel is under common ownership with the parcel to the north which is zoned C-1, Commercial, and has a commercial structure upon it. This parcel has an accessory structure upon it. The applicant is interested in using both parcels to the east for a commercial use to be determined at a later date. The other parcels surrounding this property are zoned R-1. The building on the north parcel went through site plan approval for cold storage in early 2018. Since that time, the applicant has been working to receive occupancy as such with the building official. This parcel contains approximately 2.83 acres of land.

Since the last meeting Cal Becksfort delivered the paperwork to PCI and set up a structural inspection and the building passed. A permit was pulled for the addition and everything is legal. There is no electric in the building and they have a work order from Consumers Energy.

The small building on the property was also inspected and is up to code. Right now it is storage for cars.

Preferred does not know if they will combine the two properties but would like to see them zoned the same. Before they use the building, the Planning Commission wants to see one driveway eliminated, a curb added and the barriers removed. It is their preferred choice as to which one to eliminate.

Public portion of the meeting was closed.

The planning board feels it makes sense to change, even though it is not on the future master plan. Greg noted it is not illegal to deviate from the plan.

The standards were reviewed and a motion was made by Stork supported by Phillips to approve the rezone from R-1 to C-1 since it meets the four criteria of 33.04 and no restrictions put on the parcel. All ayes. Motion carried.

**ITEM 2**

Tom Grifhorst has a question on purchasing a piece of property in the township, subject to rezoning. He will be in contact with PCI.

Don also had a resident call him questioning if chickens are allowed in R-2. Hen and roosters are not allowed in R-2.

**ITEM 3**

The meeting was adjourned at 7:36 on the motion of Phillips supported by Boerman and unanimously approved. The next meeting will be October 18 at 7: p.m.

Minutes submitted by secretary Sheila Meiste.